

RUSH  
WITT &  
WILSON



**Rose Cottage Main Road, Westfield, East Sussex TN35 4QE**  
**Guide Price £450,000 Freehold**

Rush Witt & Wilson are pleased to offer a charming thatched cottage in the heart of the village having been sympathetically restored and maintained by the current owners and offering character accommodation with modern convenience.

The well proportioned accommodation comprises generous open plan kitchen/dining room with fully fitted modern kitchen, large living room with direct access to the rear terrace, three double bedrooms, one with an en-suite wet room, a family bathroom and utility room.

There is garden to the front and low maintenance terrace to the rear, further paved area with garage and parking. Planning to replace garage with outbuilding to provide ancillary living accommodation, details on request.

The property is being offered CHAIN FREE and could be available for early occupation.

For further information or to arrange a viewing please contact our Rye office on 01797 224000.



## Locality

The property occupies a semi rural setting on the outskirts of the village.

Westfield offers a range of daily amenities including general store, butchers, public house / restaurant, doctors surgery and primary school.

Beautiful undulating countryside surrounds the village with many rural walks.

## Front Door

Opening into:

## Kitchen/Breakfast Room

21'5 x 8'5 (6.53m x 2.57m)

Two windows, kitchen area being extensively fitted with a range of traditional style cupboard and drawer base units include deep pan drawers, matching wall mounted cabinet and upright units, one being shelved, the other housing an integrated fridge/freezer, double door corner larder unit, oven, grill and microwave, complimenting worktop with ceramic hob and inset sink, attractive tiled surround, dining area with space for table and six chairs, steps descend to:

## Living Room

23'3 x 12'4 (7.09m x 3.76m)

A real hub of the house with all other rooms leading off, window to the rear and tri-fold doors with integrated blinds.

## Bedroom

12'3 x 9'8 (3.73m x 2.95m)

Double aspect with obscured window to the side and door to the rear.

## En-Suite Wet Room

5'10 x 4'3 (1.78m x 1.30m)

Window to the side, generous floor and wall tiling, wc with concealed cistern, wash basin, shower with drained floor, heated towel rail.

## Bedroom

8'9 x 8'6 (2.67m x 2.59m)

Two windows to the front.

## Bedroom

11'1 x 8'6 (3.38m x 2.59m)

Two windows to the front.

## Bathroom

7'8 x 6'5 (2.34m x 1.96m)

Fully tiled walls and floor, double ended bath with centre mounted mixer tap and hand held shower attachment, suspended wash basin with drawers, wc with concealed cistern, shower with drained floor, heated towel rail fitment, obscured glazed window to the side.

## Utility Room/WC

7'10 x 4'8 (2.39m x 1.42m)

Worktop with inset single drainer sink, double cupboards under, matching wall mounted cabinets above, space and plumbing for washing machine, wall mounted gas fired boiler, wc with concealed cistern, obscured glazed window to the side and door to the rear.

## Outside

### Front of Property

Area of garden with pedestrian gate from the road which is designed for ease of maintenance being predominately paved with established beds containing a variety of shrubs, plants and seasonal flowers, the pathway extends to the right hand side which leads to:

### Rear Garden

A paved terrace also accessed from the living room, bedroom and utility room. A passageway leads to a further paved area, garage and hardstanding which leads out onto Chapel Lane.

### Garage

Up and over door, personal door to the side.

Planning permission has been granted for the demolition of garage and erection of outbuilding to provide ancillary living accommodation. Planning reference : RR/2023 / 2631 / P

### Agents Note

Council Tax Band - D

Planning permission has been granted for conversion.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

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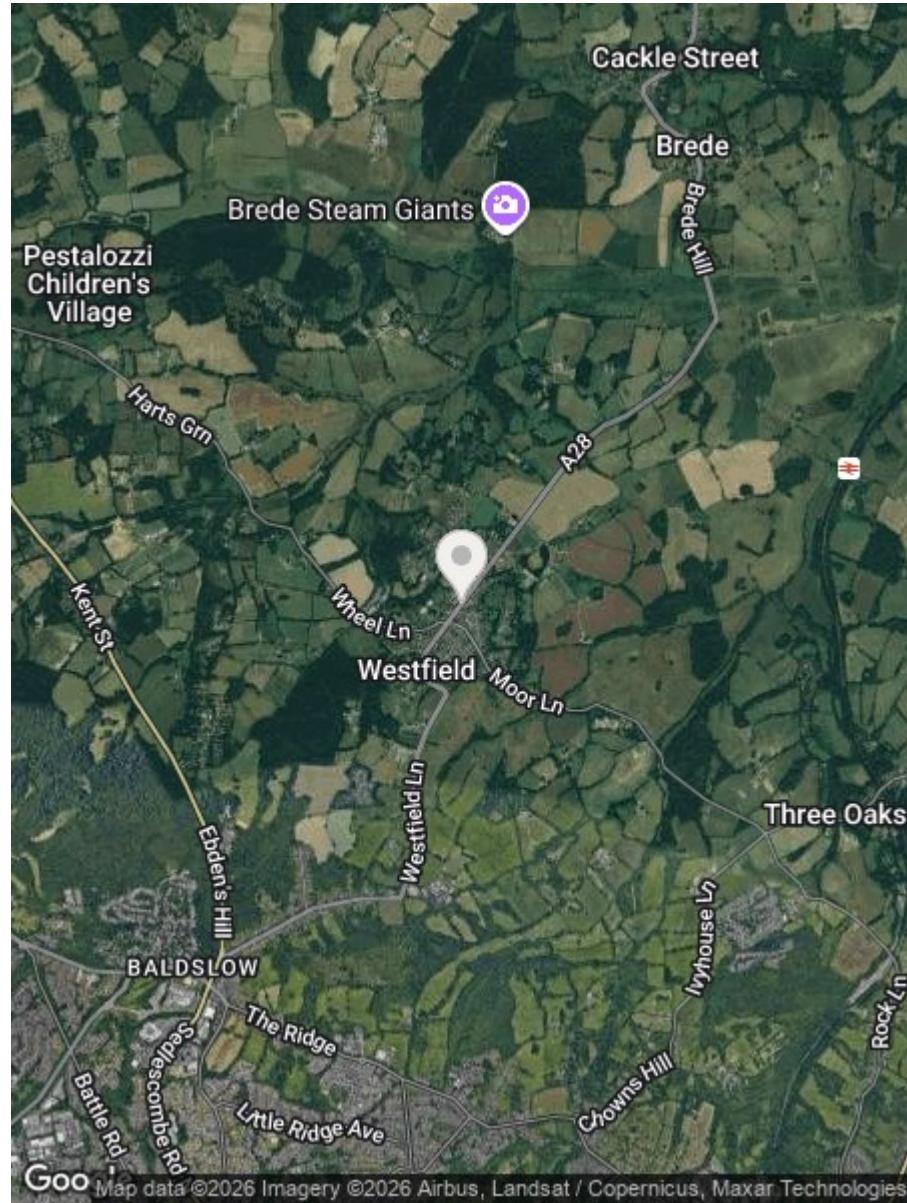




TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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